PROCEEDINGS OF THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY RESOLUTION AND HEARING DECISION

IN RE: CITY OF RENTON FILE NO.: 2222

Querin Area Proposed Annexation King County, Washington

I. PUBLIC HEARING OVERVIEW

In December of 2005 the City of Renton filed a Notice of Intention (File No. 2222) to annex a seven acre territory (Querin Area) based upon an annexation petition by property owners, pursuant to RCW 35A.14. The Renton City Council adopted the petition for annexation in November 2005.

The Notice of Intention describes the original Querin Area as follows:

- The northern boundary is formed by SE 112thth Street
- The southern boundary of the site is generally formed by SE 114th Place (if extended).
- The western boundary of the site is formed by Hoquiam Avenue NE.
- The eastern boundary is generally formed by 144th Avenue SE (if extended.)

With the filing of the Notice of Intention, the City of Renton invoked jurisdiction for the Querin Area Annexation requesting the addition of an approximately 17 acre territory, defined as the Querin Area (Expanded). The City requested that the Board conduct a public hearing to consider the proposed Querin Area (Expanded) – for a total of 24 acres -- based upon the following:

- The City of Renton Comprehensive Plan establishes the jurisdiction's commitment to annexation of the entire Querin Area (Expanded); and
- The City of Renton has plans and programs in place which ensure that the City can immediately provide for the Querin Area (Expanded) accessible local government and a full array of services. The City has established standards to support appropriate levels of development, services, and protection for the sensitive natural environment; and
- Annexation of the Querin Area (Expanded) into the City of Renton would reportedly provide more practical boundaries and logical area for community governance and for provision of services to the community; and
- The State Growth Management Act and the King County Comprehensive Plan both establish local jurisdictions as the appropriate units to govern urban areas.

The Board held a Public Hearing on May 16, 2006 before a quorum of the Boundary Review Board in order to consider the original proposal by the City of Renton to incorporate the Querin Area Annexation (seven acres).

At the conclusion of that public hearing, the Boundary Review Board resolved to conduct a modification hearing on May 22, 2006 to consider Renton's request to expand the original annexation area. The Board found sufficient evidence in the record that the original Querin Area proposal is inconsistent with one or more of the statutory objectives its decisions must advance (e.g., 36.93 RCW, 36.70A RCW).

Legal notice having been duly given, a modification hearing was held on May 22, 2006 before a quorum of the Boundary Review Board.

At the May 22, 2006 public hearing, the City of Renton presented evidence in support of expansion of the original Querin Area annexation. The Querin Area (Expanded) includes the initial Querin Area (7 acres), together with adjacent land of 17 acres. The Querin Area (Expanded) boundaries are more specifically described as follows:

- The entire Querin Area (Expanded) is located on the east side of the City of Renton. The Querin Area (Expanded) boundaries are more specifically described as follows:
- The northern boundary of the site is formed by Sunset Highway; this boundary is contiguous with the existing Renton city limits.
- The southern boundary of the site is generally formed by the SE 114th Street (if extended); this boundary is contiguous with the existing Renton city limits.
- The western boundary is variously formed by Hoquiam Avenue/142nd Avenue SE and by 141st Avenue SE (if extended); this boundary is contiguous with the existing Renton city limits.
- The eastern boundary is generally formed by 144th Avenue SE.

The Board reviewed File No. 2222 in accord with 36.93 RCW. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.93.150, the statutory authority for modification of annexation proposals. The Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Renton Comprehensive Plan, and other applicable state, regional, and local regulations and guidelines.

The Boundary Review Board considered two alternative plans for annexation as follows:

- The City of Renton's initial Notice of Intention for the Querin Area Annexation (7 acres).
- The City of Renton's proposed modification of the Querin Area Annexation identified as the Querin Area (Expanded) at 24 acres.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2222**, it is the decision of the Board that the action proposed in said **Notice of Intention** be, and the same is, hereby **approved with modifications** to include the Querin Area (Expanded) Annexation at approximately 24 acres. The legal description of the Querin Area (Expanded) Annexation, as approved with modifications, is attached hereto and marked as "Exhibit I", together with a map showing the boundaries of the area herein marked as "Exhibit II."

II. FINDINGS

The Board finds that Chapters 36.93 RCW, 36.70A RCW, 35A.14 RCW, King County Comprehensive Plan/Countywide Policies, the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code) are applicable to its consideration of both the original annexation and the proposed modification.

The Board finds that the record for File No. 2222 provides sufficient documentation (e.g., technical data, fiscal data), evidence of community information programs, and certification of petitions and/or legislative action to complete its review of the Querin Area Annexation (Expanded).

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Board finds the following Factors (RCW 36.93.170) to be applicable to the City of Renton's initially proposed Querin Annexation (7 acres) and to the Querin Area (Expanded) Annexation (26 acres). Additional authorities applicable to the Querin/Querin Area (Expanded) include, but are not limited to: 36.70A RCW, 35A.14 RCW, King County Comprehensive Plan/Countywide Policies, the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds the following factors applicable to this matter: Population Density; Proximity to Other Populated Areas; Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses. Following is a brief review of key issues related to these factors.

The entire Querin Area (Expanded) lies within the Urban Growth Area delineated by King County. The community is unified with respect to its specific physical elements (e.g., geographic features) and social elements.

The King County Comprehensive Plan contemplates transfer of the Querin Area (Expanded) to a local jurisdiction. County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). Policies also establish cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. Policy LU-32 calls upon cities to incorporate lands within annexation areas into city boundaries.

In addition, the Querin Area (Expanded) is included in the "Annexation Element" of the City of Renton Comprehensive Plan and lies within the City's Potential Annexation Area. The proposed action is based upon Renton Comprehensive Plan annexation policies, including the policies supporting inclusion of urban areas within the City for local governance and pertaining to encouraging annexations in areas where urban infrastructure and services are available for development at urban densities and in areas contiguous to City boundaries (e.g., Land Use Policies LU-378; LU-386; LU-388).

The Querin Area (Expanded) (24 acres) is an urban community with both developed and vacant residential lands. The original Querin Area site includes three single-family homes; the remainder of the property is currently vacant. The Querin Area (Expanded) currently includes approximately 17 residential dwellings. There is also limited vacant land located within the Querin Area (Expanded).

The Querin Area contains environmentally sensitive features. Both the original Querin Area and the Querin Area (Expanded) includes variable topography (including landslide and erosion areas) currently characterized by substantial natural vegetation and some open space. Honey Creek traverses the entire Querin Area. Class 2 wetlands also exist in the Querin Area.

The Querin Area (Expanded) will likely experience continuing urban growth over the next ten years. The Querin Area (Expanded) comprises primarily residential development. However, there is vacant land suitable and permitted for new residential development and there is land that is appropriate for redevelopment with residential uses. Portions of the environmentally sensitive lands require planning and management to ensure the preservation of these critical areas.

The City of Renton Comprehensive Plan provides for growth at urban levels of density which are consistent with the built environment. The Renton Comprehensive Plan provides support for the natural environment within the Querin Area (Expanded).

Renton plans permit only residential development in the Querin Area (Expanded). Future development would be generally similar to and compatible with existing housing in terms of land designation and zoning/density. Development in that northern portion of the Querin Area (Expanded) which includes environmentally sensitive areas would be limited to a range of one to four dwelling units per net acre. In the portion of the Querin Area/Querin Area (Expanded) which is not characterized by environmentally sensitive territory, residential development could be permitted to a maximum of eight dwelling units per net acre.

The City of Renton Comprehensive Plan provides for the commitment and the resources to govern the Querin Area (Expanded) under regulatory controls designed to ensure consistent and coordinated development plans and environmental protection standards to benefit this community.

Under the City's Comprehensive Plan, citizens of the Querin Area (Expanded) would also be provided with a full array of uniform public services, facilities and infrastructure.

RCW 36.93.170 (2) MUNICIPAL SERVICES

The Board considered the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The evidence shows that the Querin Area and Querin Area (Expanded are urban lands requiring municipal services and facilities. Service goals and policies for urban areas are established by the State Growth Management Act and the King County Comprehensive Plan. For example, King County FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, annexation is appropriate under Countywide Policy CO-1, when a jurisdiction has "identified and planned for (a) full range of urban services".

Consistent with the State Growth Management Act and the King County Plan, the City of Renton has developed policies – through the City's Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for provision of services to all properties within its corporate boundaries. Upon annexation, the City of Renton would include the newly incorporated area in the municipality's Service Area. Then, as is its custom, the City can provide – directly or by contract – a full array of specific service plans and programs for public services including water service, surface water management, sewer service, fire service, police service, emergency medical services, utilities, road maintenance, law and justice services, human services, libraries, and parks and recreation services. The Renton School District would continue to administer school assignments.

At current development the City estimates revenue from the Querin Area (Expanded) in the amount of \$21,297; costs are estimated at \$24,512. At present the City will realize a deficit of \$3,215. At full development, City expenditures are estimated at \$121,027 and revenues are estimated at \$143,722. Based upon this analysis, the City will realize a surplus of \$22,695 at full development.

Following annexation, property owners will no longer pay County taxes for services and would assume their share of the City's regular and special levy rates for capital facilities and public services. The City has established a plan whereby building and maintenance of roadways will be funded in part by the developer of new homes and in part by the City of Renton.

Mr. Erickson testified that, both at current development (with a modest deficit) and at full development, the City will have sufficient funds to serve the area without a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program. Studies demonstrate that the City would be able to sustain levels of service to the entire community at reasonable customer rates including sewer service and water service to individual properties.

Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

King County officials support annexation of the Querin Area (Expanded) (24 acres). This consolidated action is reported to create a more logical municipal service area than the original Querin Area Annexation (seven acres). The City can provide more cohesive policies, standards,

programs, cohesive operations, and efficient, economic control of services than would result from the more limited original Querin Area. Annexation limited to the original Querin Area would result in fragmentation of the community as both County providers and local providers will be required to serve the community. Thus, services will be more effective, more efficient, and less costly to both government and citizens with the annexation to the City of Renton of the Querin Area (Expanded).

RCW 36.93.170 (3) EFFECTS OF PROPOSAL

The Board considered mutual economic and social interests, and local government structure effects to be applicable. The following is a brief review of key issues.

The evidence shows that the Querin Area (Expanded) is contiguous to – and shares mutual social and economic profiles with – the City of Renton. Coordinated integration of citizens of the Querin Area (Expanded) into Renton would preserve social organization, support economic health, and protect public safety and welfare. New citizens would participate in local governance including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Renton officials testified that the City is prepared to govern and to provide full services to this community.

King County Comprehensive Plan/Countywide Planning Policies encourage local governance of communities. Annexation of the Querin Area (Expanded) is also consistent with the King County Annexation Initiative, which calls for transfer of urban lands to local jurisdictions at the earliest feasible date. Immediate annexation of the Querin Area (Expanded) better promotes balanced governance than does the incremental incorporation proposed in the initial Querin Area Annexation. Incorporation of the Querin Area (Expanded) into the City of Renton promotes strong and unified local government.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

RCW 36.93.157 mandates that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

RCW 36.70A.020 Planning GoalsRCW 36.70A.110 Urban Growth Areas

RCW 36.70A.210 Countywide Planning Policies

Key Growth Management issues relating to the Querin Area include the Countywide Planning Policies pertaining to land use and municipal services (RCW 36.70A.020 and RCW 36.70A.110). The Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Querin Area Annexation include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities.
- RCW 36.70A.110 (4) states that "(in) general, cities are the units of local government most appropriate to provide urban ...services."
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Annexation of the Querin Area (Expanded) into the City of Renton will satisfy Growth Management Act criteria for governance of urban areas and is consistent therewith. For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the proposed Querin Area (Expanded) Annexation is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

RCW 36.93.180 OBJECTIVES

The Boundary Review Board considered RCW 36.93.180 (Objectives), as follows:

RCW 36.93.180 (1) Preservation of Natural Neighborhoods and communities

The Querin Area (Expanded) is a neighborhood as that term is defined by case law, as "either geographically distinct areas or socially... distinct groups of residents". The Querin Area (Expanded), in its entirety, exhibits many features that support its link with the City. Both the Querin Area (Expanded) and the adjacent City lands are residential in character. Demographic profiles are similar. Residents of the City and the Querin Area (Expanded) use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The entire Querin Area (Expanded) is linked to the City of Renton by its significant environmental features, including Honey Creek, topographic elements, vegetated areas, and wetlands. The "built community" in the Querin Area (Expanded) and in the adjacent City of Renton both affects and is affected by these natural features.

The City of Renton Comprehensive Plan anticipates annexation of the Querin Area (Expanded). The City has already included the Querin Area (Expanded) in its Potential Annexation Area. The Querin Area (Expanded) is included in community planning programs in order to enable the City to guide growth and to provide coordinated services. Annexation of the Querin Area (Expanded) promotes the preservation of the neighborhood because this action would provide stronger links within the greater community and encourages a more effective connection to the City of Renton.

Annexation of the Querin Area (Expanded) advances preservation of the neighborhood because this action would provide stronger tools for the City of Renton to guide coordinated community development in a manner which considers both built lands and the critical natural areas.

Renton officials have an established commitment to provide Querin Area (Expanded) citizens a voice and a vote in planning for the future development of the built community and preservation of environmentally sensitive areas. City representatives demonstrate plans to effectively govern and serve this area as a part of a unified community.

King County officials support the annexation of the entire Querin Area (Expanded) citing that annexation would be consistent with state, regional and local guidelines. Further, annexation at this time will benefit the citizens by providing uniform governance of the Area.

RCW 36.93.180 (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours

Physical boundaries (e.g., roadways, topographic features) existing in this general area support the annexation of the Querin Area (Expanded) as a more logical action than annexation of the original Querin Area.

The Querin Area (Expanded) Annexation provides reasonable physical boundaries (e.g., co-terminus borders, rights-of way); the original Querin Area included boundaries that divide the community and create less a less discernible framework for provision of local governance and service.

"Social neighborhoods" may also be the basis for boundaries. The evidence shows that the City and the Querin Area (Expanded) form a single social neighborhood.

Annexation of the Querin Area (Expanded) furthers the planning goals established by King County and by the City of Renton in support of providing local governance to unincorporated urban area in King County. The Querin Area (Expanded) Annexation is a comprehensive action designed to create a unified community with established physical and social boundaries. Approval of the original Querin Area Annexation would create confusion with respect to community identification.

RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

Annexation of the Querin Area (Expanded) into the City of Renton will advance the creation and preservation of logical service areas. The State Growth Management Act and the King County Comprehensive Plan identify cities as the providers of urban services. The Renton Comprehensive Plan (including the Land Use Plan, Comprehensive Sewer and Water Plans, Transportation Element, Comprehensive Storm Water Management Plan) designates the City as the provider of services for the entire Querin Area (Expanded).

The Querin Area (Expanded) creates and preserves logical service areas by including a greater number of properties in the City's service area. Modification to include this entire area will enable design and implementation of efficient, consistent, consolidated service programs throughout the Querin Area (Expanded). These services (e.g., upgrades to rights-of-way; provision of storm water and surface water management systems) will promote protection of the built environment and the natural environment.

King County officials support incorporation of the Querin Area (Expanded) into the City of Renton to provide citizens with more effective, efficient governance. A single, integrated annexation would permit coordinated development plans, uniform service areas and service systems, and cohesive environmental protection standards. A more limited, incremental annexation plan will further complicate an already complex service system. The County supports annexation of small isolated urban areas, such as the Querin Area (Expanded), because King County does not have the resources to efficiently manage and serve unincorporated islands.

RCW 36.93.180 (4) PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES

The evidence shows that annexation of the Querin Area (Expanded) would provide a reasonably regular boundary consistent with the Renton Comprehensive Plan Annexation Element/Potential Annexation Area Map. Modification of the original Querin Area proposal to include the Querin Area (Expanded) for annexation to Renton is consistent with the intent of this criterion to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

The original Querin Area Annexation would create a more discontinuous than regular boundary. This boundary would not promote effective governance and is inconsistent with this objective.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2222.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2222.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

The Querin Area (Expanded) Annexation would create practical boundaries necessary to achieve the preservation of the community, coordinated governance, and planning activities (e.g., establishment of coordinated land uses and development standards.)

The Querin Area (Expanded) Annexation would also place the linked natural environment under City jurisdiction, thus creating more practical boundaries for preservation and management of critical areas.

The original Querin Area Annexation fragments community borders. Fragmented boundaries result in splintering of community identity. Effective and efficient governance is hindered by discontinuous boundaries.

RCW 36.93.180 (8) Incorporation as cities or annexation to cities of unincorporated areas which are urban in character

The entire Querin Area (Expanded) lies within the Urban Growth Area established by the King County Comprehensive Plan. This definition addresses both existing land characteristics and future designation/use plans applicable to the Querin Area (Expanded). The "urban" designation of the Querin Area (Expanded) is also supported by the State Growth Management Act.

The City of Renton Comprehensive Plan includes the entire Querin Area (Expanded) in its Potential Annexation Area. Immediate annexation of the Querin Area (Expanded) into Renton will promote uniform governance, development, and services appropriate for this urban territory.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) is not applicable to File No. 2222.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board undertook review and deliberation of File No. 2222 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board considered Chapter 36.93 RCW (Boundary Review Board Enabling Act); Chapter 36.70A RCW (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Renton Comprehensive Plans, Chapter 35A.14 RCW (Annexation by Code Cities); and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Querin Area Annexation (seven acres) could be accepted as originally proposed by the City of Renton if this action is consistent with the provisions of 36.93 RCW and other applicable regulations (e.g., 36.70A RCW, King County Comprehensive Plan, Renton Comprehensive Plan).
- The Querin Area Annexation could be modified as proposed by the City of Renton to incorporate 24 acres (Querin Area Expanded) if the proposed expansion is consistent with the basic requirements of 36.93 RCW and other applicable regulations (e.g., the State Growth Management Act, the King County Comprehensive Plan, and the Renton Comprehensive Plan). Modification can be accomplished pursuant to RCW 36.93.150, which establishes the standard by which the Board may revise annexation boundaries to cities. This alternative would require all properties within the Querin Area (Expanded) to immediately be incorporated into the City of Renton.
- The Querin Area/Querin Area (Expanded) could be denied by the City of Renton if this action is consistent with the provisions of 36.93 RCW and other applicable regulations (e.g., 36.70A RCW, King County Comprehensive Plan, Renton Comprehensive Plan).

The record for File No. 2222 is detailed and extensive. The parties provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the proposed Querin Area Annexation and the proposed alternative Querin Area (Expanded) Annexation. The Board finds that:

Annexation of the Querin Area (Expanded) is consistent with the provisions of 36.93 RCW.

For example, the Querin Area (Expanded) annexation addresses criteria established in RCW 36.93.170 with respect to population, territory, comprehensive planning, land uses, natural environment, service needs and service capacity, and mutual social and economic needs, *et al.* The initially proposed Querin Area is inconsistent with the preponderance of provisions of RCW 39.63.170.

Additionally, the proposed Querin Area Annexation and the Querin Area (Expanded) were evaluated according to the criteria established in RCW 36.93.180 as follows:

| RCW 36.93.180 | QUERIN AREA (EXPANDED) (24 ACRES) | QUERIN AREA (7 ACRES) |
|--|---|-----------------------------|
| OBJECTIVE 1 — PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES | ADVANCES OBJECTIVE BY ANNEXATION OF PROPERTIES INCLUDED IN A NATURAL COMMUNITY | INCONSISTENT WITH OBJECTIVE |
| OBJECTIVE 2 — USE OF PHYSICAL BOUNDARIES | ADVANCES OBJECTIVE BY ACHIEVING ESTABLISHED COMPREHENSIVE PAA BOUNDARIES. | INCONSISTENT WITH OBJECTIVE |
| OBJECTIVE 3 — CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS | ADVANCES OBJECTIVE BY ENABLING COORDINATED SERVICES TO ADDRESS PUBLIC HEALTH & WELFARE. | INCONSISTENT WITH OBJECTIVE |
| OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES | ADVANCES OBJECTIVE BY CREATING REGULAR BOUNDARY LINES | INCONSISTENT WITH OBJECTIVE |
| OBJECTIVE 5 — DISCOURAGEMENT OF MULTIPLE INCORPORATIONS | DOES NOT APPLY | DOES NOT APPLY |
| OBJECTIVE 6 - DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS | DOES NOT APPLY | DOES NOT APPLY |
| OBJECTIVE 7 - ADJUSTMENT OF IMPRACTICAL BOUNDARIES | ADVANCES OBJECTIVE BY CREATING PRACTICAL BOUNDARY LINES | INCONSISTENT WITH OBJECTIVE |
| OBJECTIVE 8 — INCORPORATIONOR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS | ADVANCES OBJECTIVE AS ENTIRE URBAN AREA IS INCORPORATED INTO A LOCAL JURISDICTION. | INCONSISTENT WITH OBJECTIVE |
| OBJECTIVE 9 – PROTECTION OF AGRICULTURAL AND RURAL LANDS | DOES NOT APPLY | DOES NOT APPLY |

- State Growth Management Act policies and King County Comprehensive Plan/Countywide Policies require logical and orderly growth. In accord with those guidelines, RCW 36.93.150 permits the Board to modify an annexation (e.g., increase the territory incorporated into a city) to promote logical and orderly growth e.g., effective governance, efficient service provision.
 - The Board finds that annexation of the Querin Area (Expanded) achieves/advances the provisions of the Growth Management Act (36.70A RCW).
- The King County Comprehensive Plan/Countywide Policies and the Renton Comprehensive Plan contemplate logical and orderly growth of communities. These County and City plans support local governance to assure balanced, sound, cost-effective governance for community members.

The Board finds that the proposed Querin Area (Expanded) Annexation meets the provisions of the King County Comprehensive Plan/Countywide Policies and the City of Renton Comprehensive Plan. Annexation of the Querin Area (Expanded) would achieve that balance that the County and the City seek from incorporations

IV. CONCLUSIONS

Approval of the Querin Area (Expanded) Annexation as modified to include the proposed 24 acre area, advances the goals established in the Boundary Review Board Act (36.93 RCW), Growth Management Act (RCW 36.70A), King County Comprehensive Plan, City of Renton Comprehensive Plan, and other state and local guidelines for incorporation of urban areas.

Approval of the City of Renton Notice of Intention to annex the Querin Area with modifications to include the Querin Area (Expanded) is timely based upon the City of Renton's commitment – as established in the Renton Comprehensive Plan – to guide development and provide municipal services to this area. The Querin Area (Expanded) Annexation will enable the City of Renton to provide a harmonious, efficient plan for governance of the built community, preservation of the natural environment, and protection of public welfare.

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BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said File No. 2222 be, and the same is, hereby approved with modifications as described in Exhibits attached hereto and incorporated herein by reference.

| COUNTY by a vote of in f | favor , in opposition, and, and signed by me in authentication of its said adoption on |
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| WASHINGTON STATE BOUNDARY REV | /IEW BOARD FOR KING COUNTY |
| | |
| Charles Booth, Chair | |
| FILED this day of | , 2006 BY : |
| Lenora Blauman, Executive Secret | tary |

EXHIBITS

| Eхнівіт I | CITY | OF | RENTON | QUERIN | A REA | (EXPANDED): | L EGAL | DESCRIPTION | OF | MODIFIED |
|-----------|------|------|---------|---------|--------------|-------------|---------------|-------------|----|----------|
| | ANNE | ΥΔΤΙ | ON AREA | ROUNDAR | PIFS | | | | | |

EXHIBIT II CITY OF RENTON QUERIN AREA (EXPANDED): MAP OF MODIFIED ANNEXATION AREA BOUNDARIES